

4.21 ACRES - FOR SALE

2610 HIGHWAY 9 EAST
LITTLE RIVER, SOUTH CAROLINA



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+4 ACRE DEVELOPMENT OPPORTUNITY IN LITTLE RIVER

4.21 ACRES HIGHWAY 9 EAST

HIGHLIGHTS

	DETAILS
ADDRESS	2610 Hwy 9 E, Little River, SC 29566
ZONING	HC (2.3 acres) and RE 4 (1.9 acres)
PRICE	\$3,998,000
ACRES	4.21
FAR / BUILDING SQ FT	1,720 sf
FRONTAGE	348'
INGRESS/EGRESS	(1)-Direct on Highway 9, (2)-Saw Horse Dr.
SITE IMPROVEMENTS	Paved Yard & Lot
YARD SPACE	1+ Acre

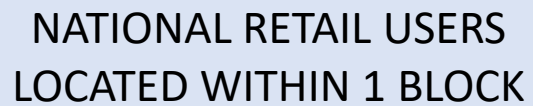
- Highway commercial zoning with direct access to Hwy 9 and Hwy 31
 - o 2.2 miles to Hwy 17 and Hwy 90
 - o 0.3 miles to Hwy 57
- 30,700 average daily vehicle traffic county (SCDOT)
- Over 1,400 residential units within 2.5mi radius
- 4 min. drive to McLeod Seacoast Hospital and North Myrtle Beach High School
- Multiple development options including QSR, Automotive, Medical / Dental Office, Professional Office, and High-Bulk Retail Uses
- \$66K+ median household income in 5 mile radius
- 3.5% CAGR population growth 2019-2023



DIRECT ACCESS TO
HIGHWAY 9 AND INTO HIGHWAY 31

4.21 ACRES HIGHWAY 9 EAST





4.21 ACRES HIGHWAY 9 EAST





HIGHWAYS 9 AND 31 PROVIDE
CONNECTIVITY TO RESIDENTIAL
POPULATIONS ON NORTH STRAND
AND BEYOND

4.21 ACRES HIGHWAY 9 EAST

